

LOWER PAXTON TOWNSHIP
BOARD OF SUPERVISORS

Minutes of Workshop January 14, 2014

A workshop meeting of the Board of Supervisors of Lower Paxton Township was called to order at 6:10 p.m. by Chairman William B. Hawk, on the above date in the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

Supervisors present in addition to Mr. Hawk were: William C. Seeds, Sr., William L. Hornung, Gary A. Crissman, and Robin L. Lindsey.

Also in attendance was George Wolfe, Township Manager; Polly Murphy and Pam Jones, Linglestown 250th Anniversary Committee; Christine Hunter, Heroes Grove; John Snyder, RGS Associates; and Watson Fisher, SWAN.

Pledge of Allegiance

Mr. Hawk suspended the recitation of the Pledge of Allegiance as it was recited during the previous Sewer Authority Meeting.

Public Comment

No public comments were presented.

Board Member Comments

Mr. Hawk noted that the Board has decided to televise the workshop sessions. He explained that it is a learning curve for the Board members and it was decided to do this, to provide more transparency so that the viewing public will know what the Board is working on. He noted that it is more of a relaxed atmosphere for the Board and something new.

Presentation regarding the 250th Anniversary
celebration being planned for the Village of Linglestown

Mr. Hawk noted that Polly Murphy works non-stop and doing a fantastic job for the project.

Ms. Polly Murphy noted that Mr. Hawk is working with the Committee on the plague that will be part of the presentation. She explained that she lives in Linglestown. She noted that she presented some ideas to the Board over a year ago. She noted that Mr. Seeds has attended most of the meetings and the Committee has been working very hard. She noted that they have come up with some amazing ideas and reported that she is going to explain a little about Linglestown and then discuss some of the ideas brought forth by the Committee.

Ms. Murphy noted that Linglestown was really founded as the Town of St. Thomas when in 1765 Thomas Lingle purchased land and divided it into 80 plots. She explained that he named it The Town of St. Thomas after the Apostle, St. Thomas, as he did not want to call it Linglestown. He noted that the people referred to it as Lingle's town and when he died in 1811, they continued to call it Linglestown. She displayed an exact copy of the original plot plan for Linglestown.

Mrs. Murphy noted that Market Street is now known as Linglestown Road and it shows the square that Thomas Lingle planned. She noted that Mountain Street is now known as Mountain Road. She noted that the plot runs from Balthaser Street to the Linglestown Fire Station. She noted that what is unique in Linglestown is that they don't tear things down; they build up around what is there. She noted that there are five log cabin buildings that are inside current buildings as they were built around the log cabins.

Mrs. Murphy noted in 1856, a streetcar ran from Linglestown Square on Mountain Road to Route 22 where riders changed over to another streetcar to get to Harrisburg. She noted in 1887 the Bull Nose Tavern added a second store to its business and today it is known as the Eagle Hotel. She noted that it is no longer a hotel but it serves good food.

Mrs. Murphy noted that the Church of the Brethren is the second church that was built on the same plot where the first one burned down. She noted inside the current church is the original church. She noted that the homestead of Thomas Lingle is located on Blue Mountain Parkway, north of Jacobs Avenue. She noted that the barns and outbuildings are no longer there. She noted that the town is filled with historical information.

Mrs. Murphy noted that the Committee is working on raising funds for the 250th Anniversary celebration. She noted that the present activities that have been planned are: Linglestown Garden Tour, Quilt Making, Historic Lectures, Create Time Capsule, War Re-enactors, 250th Commemorative Book, Fund Raising events, Fun rides and Pumpkin Chunkin event. She noted that the Harrisburg Garden Club has expressed an interest in being involved with the event. She noted that a quilt is being made to depict different buildings in the Town. She noted that there are two women who have researched the deeds for all 80 plots in the Town found that they did not have deeds back in those days and the town was part of the Lancaster County. She noted that they are now attempting to research the people who own the properties.

Mrs. Murphy noted that she will be involving the local schools. She explained that she would like to have a pumpkin chunkin event as a fundraiser as people would pay \$5 to launch the pumpkins. She noted that the Colonial Park Rotary Club is going to help pay for a town clock to be placed in the Square area. She noted that Mr. Lohman Henry is the liaison for this project with the Rotary Club.

Mrs. Murphy noted that she has met with the Dauphin County Technical School to seek their assistance with planning the design for the plaque and clock in the Square. She noted that the plan is to sell brick pavers to help pay for the costs of the design for the clock area. She noted that the students have come up with two designs for the project and Chuck Rhoades from Channel 27 recently did a televised presentation on this.

Mrs. Murphy noted that they plan to have war re-enactors, self-guided village tours, community church service with a community choir, kids' history hunt, 5 K run, possibly to Hummelstown or Middletown. She noted that the post office will have a special stamp cancellation for the anniversary, the churches are putting on a Linglestown Fair similar to what was done in the 1920's, with craft demonstration. She noted that there will be historical building tours, the community bank will be playing, there will be a parade, veterans' ceremony and patriotic sing-along, sponsored by the American Legion, She noted that a Volksmarch will be held through Linglestown, something that is a world-wide event that once it is set up, people will travel from all over the world to do it. She noted that fireworks are planned and many events will hopefully have the use of Koons Park.

Mrs. Murphy noted that the events will take place on October 9, 10, 11, 2015. She noted that funds will be needed for the event and donations may be made to the Committee.

Mr. Seeds noted that it was a very good presentation and the reason Thomas Lingle picked St. Thomas was after the Apostle, Saint Thomas.

Mrs. Murphy noted that the planning meetings are held the first Wednesday of every month at 7 p.m. at the Linglestown Fire Hall. She noted that she started a blog and it is added to every month. She noted that she hopes to get permission to use Koons Park for the weekend.

Mr. Seeds noted that the 250th anniversary for the Township will be in 2017. He noted that Linglestown is the third oldest town in Dauphin County. He suggested that those who are involved in this project may be able to help with the Township's upcoming event.

Presentation regarding the Colonial Park Rotary Linglestown Clock Project

Mr. Wolfe noted that Mr. Lohman Henry is the chairman for this project, and he plans to attend a future meeting to discuss the project. He noted that the Colonial Park Rotary is just in the beginning stages of this project and the clock as presented is a two to four-face clock that will be 12 feet tall placed in the northwest quadrant of the Village Square locating it in the landscape island in front of the second building west of Mountain Road. He noted that the project is being funded totally by the Colonial Park Rotary and donations that it will obtain. He noted that they plan to kick off the project in the next couple of months with a completion date of October 2015. He noted that the Rotary believes that it will build community and signify the Rotary's place in the Township. He noted that Rotary clocks are common as they typically install clocks at Village Squares such as this, noting that the Borough of Hummelstown has a Rotary sponsored clock in its square.

Mr. Hawk noted that the site for the clock has an area that will allow the Rotary to sell pavers. He noted that the Dauphin County Technical School has been very active in designing the surrounding the area and in determining the number of pavers that could be sold. He noted that the Township will supply the electricity for the clock but the Rotary will erect and maintain the clock. He noted that the cost of the pavers will range from \$100 to \$350, and he explained that the Rotary Club has applied for 501 C 3 status; therefore, anyone who donates to the project will be allowed to take it as a tax deduction.

Mrs. Murphy noted that the plaque is being designed and paid for by the merchants of Linglestown. Mr. Hawk noted that Bob Rodgers will be doing the clock. Mr. Seeds noted that the clock face banner will be sponsored by the Rotary and there will be different inscriptions for the pole, dedication banner, base, and pavers will be available for different price ranges. Mr. Wolfe noted that the design will be completed by students from the Dauphin County Technical School.

Mr. Seeds questioned if the Rotary Club will assume the maintenance for the clock. Mr. Hawk answered yes. Mr. Seeds noted that the Township will pay for the electric service. Mr. Wolfe noted that he did not think the Board would have a problem with that as the electric load for the clock would be minimal and there is a metered facility for the square lights that could be tied into that service. Mr. Seeds noted that there would be a concern for maintaining the area around the clock as well. Mr. Hawk suggested that the Dauphin County Technical School has

volunteered to take care of some of the flowers and tanbark. Mrs. Murphy noted that the Harrisburg Area Civic Garden Club has also come forward to provide some help.

Mrs. Lindsey questioned who people would contact to offer support. Mr. Wolfe answered that they can contact the Rotary Club but they have not officially opened the window for raising funds as it will most probably start in February at which time Mr. Henry will make the appropriate announcement.

Mrs. Murphy noted that the 250th Anniversary Committee has registered as a 501 C organization, using the Foundation for Enhancing Communities Small Games of Change License.

Mrs. Lindsey suggested that this information could be put in the Newsletter. Mr. Wolfe noted that the Rotary Club will have a significant public relations campaign and the Township newsletter will be available to share the information.

Mr. Hawk noted that the Dauphin County Technical School students did a tremendous amount of work on this project so far.

Discussion regarding parking for the proposed Heroes Gove amphitheater

Mr. Wolfe explained that Christine Hunter is the architect who is assisting in this project for the design and development for the amphitheater which is proposed to be located in Brightbill Park. He noted at a recent meeting of the Heroes Grove Committee, they found out that they were awarded an \$180,000 in DCNR grant funds, and Mrs. Hunter was asked to come to the Board to provide a project status and address the one outstanding issue that exists in the project, the shared use of parking with abutting development.

Ms. Christine Hunter distributed copies of an agreement executed about a year ago between the Township and the Heroes Grove Committee. She noted that the Committee has received several generous grants and it would like to proceed with Phase I of the project. She noted item number four is the written approval of the shopping center for parking lot and land usage for construction and ongoing events. She noted that the Amphitheater is adjacent to the Colonial Commons Shopping Center and there is a parking lot that abuts the park adjacent to the JoAnn Fabric Store. She noted that people who use the facility will most probably park in that parking lot. She noted that the intent was before the project was started to have an agreement with the Shopping Center to allow parking in that area as well as providing temporary access for construction vehicles.

Ms. Hunter explained that she has been in contact with Cedar Trust Reality who is the owner of the shopping center. She noted that she has not been able to get any action on it. She noted at times they seem interested in working with the project however their main concern is liability and that is why they have been dragging their feet.

Mr. Hawk noted that this question came up during a Heroes Grove meeting about two weeks ago. Mrs. Hunter explained when she talked to Cedar Trust they want to know if the agreement will dissolve them of any liability. She noted that the agreement sent to Cedar Trust was drafted by the Township Solicitor and she expected that their legal counsel would also review the agreement, and if they have comments they could be addressed by Mr. Stine. She noted that she has not been able to get any action on the agreement. She noted that the Committee wants to know if it has to wait until the agreement is in place before moving forward with the design and survey work. She noted that the plan needs to have locations for storm drains, survey for the inline skate court that would become the handicap parking area and other things. She noted that she asked the Committee for authorization to do that work but then she was asked to speak to the Board to determine if the Committee could move forward with this work or do they have to wait until the agreement is completed.

Mr. Hawk noted that the Committee would like to have the parking resolved before it moves on. Mrs. Hunter answered yes, she questioned if the project is tied to using that shopping center parking lot and must the agreement be in place before moving forward. Mr. Seeds noted that the question is if the Heroes Grove Committee must comply with number four of the agreement before moving forward. Mrs. Hunter noted that the items in the agreement need to be addressed to the satisfaction of the Township before beginning construction activity. She questioned if she needs to have the agreement in hand before proceeding. Mr. Seeds noted that it seems that Heroes Grove will never get a written agreement between the Shopping Center. He suggested that they are not willing to do that because they can't. Mrs. Hunter answered that she has not been able to get them to react, although she has sent information to them various times. Mr. Seeds noted that the Township has always been able to use that parking area for various events and there has never been a problem. He noted that snow equipment parks in that area during the winter months. Mr. Wolfe noted that he was not aware of any parking problems that exist for any activities that exist in the park or at the Friendship Center or Santana ball fields. He noted when there are many activities at the ball field and it is hectic at the FC; staff has to limit Santana Field to parking for specific areas. He noted that the concern that the Board had was if

you have multiple events programed at the same time obviously the FC has been parked full and people will park in the shopping center. He questioned if there should be an agreement for that. He noted that is the reason for number four in the agreement with the Township and Heroes Grove. He noted under most circumstances you won't have issues but there will be points in time when you have an activity scheduled at the FC, amphitheater, and the ball fields and parking will be at a premium.

Mr. Seeds noted that he understands that the shopping center is not willing to make any kind of written agreement for the Township to use it. Mrs. Hunter suggested that is a strong statement but she has not been able to make any headway. She noted that the information sent was the agreement between Cedar Trust Reality and the Township as she was first representing the Committee. She questioned if a letter from the Township to Cedar would make any difference.

Mrs. Lindsey questioned if Mrs. Hunter told Cedar Trust Reality that the Committee needed the agreement to move forward with the project. Ms. Hunter noted that she is not going to give up but she is not sure she will get the written approval. Mr. Seeds suggested if this issue is pushed with Cedar Trust Reality that they will say no and not allow anyone to park in that area. He noted that what was done in the past will end. Mrs. Hunter noted that she would not want to jeopardize that so she has tried to be very patient and conciliatory. She noted that she was told by Cedar that the Township has the right to construct the facilities on its land, but if he wanted to be a good neighbor people might have a tendency to park in that parking lot and we would like to address it before it is built in order to be good neighbors and get things out into the open and Cedar understood that.

Mrs. Lindsey questioned if the construction vehicles would be driving through the parking lot. Mrs. Hunter answered that it would be a temporary easement. Mrs. Lindsey questioned if she had received comments that they don't want the construction vehicles driving in that area. Mrs. Hunter answered not specifically, but it was more of a concern if someone parks and then trips or falls on a curb.

Mr. Hawk questioned if a letter from the Township would be possible. Mr. Wolfe noted that it would be up to the Board to decide that. Mr. Seeds noted that he is fearful if the Township pushes the issue and puts the owners in some type of position they may say that they won't let us use it. Mr. Hawk suggested that we could use it and ask for forgiveness. Mr. Wolfe noted that there are multiple ways to look at this as Colonial Commons was built around a park, there was a

land swap with the Township to provide for the Commons swapping the land that is now Santana ball field and the Friendship Center. He noted when the mall was developed, it was done so knowing that a park was there and they would be abutting uses. He noted that over the years, there have been park activities; especially at Santana ball field that people using the park will park in the Commons. He noted if you are going to plan an amphitheater at this location, which could draw several hundred participants and don't provide for it and Colonial Commons would have an issue with it, you jeopardize the ultimate success of the amphitheater because if they can't park there, they won't be able attend the events. He noted that they will park at Brightbill Park lot which is a several block walk or at the FC. He noted that there are times when the FC can't let outside activities use its parking lot as it has to accommodate its members and users.

Mrs. Lindsey questioned how many parking spaces are there. Mr. Wolfe noted that he has not done any parking calculations for what exists or for what is proposed but there is probably 50 parking spaces next to JoAnn Fabrics. Mr. Seeds noted that there could be the issue of liability on the part of the Shopping Center. Mrs. Hunter explained that is their concern.

Mr. Hornung questioned if the Township could indemnify them. Mr. Wolfe noted that Mr. Stine would have to answer the questions. Mr. Stine answered no. Mrs. Hunter questioned if Cedar Trust Realty added language to protect them could the Township sign the agreement. Mr. Stine questioned what language would that be. He noted any agreement between the Township and Cedar Trust could not protect them from third party liability. He noted that the Township can't indemnify Cedar Trust for anything. He noted that an agreement between and Colonial Commons can't trump a third party from making a liability claim.

Mrs. Hunter noted that first question they asked was if the agreement absolved them from liability. Mr. Stine answered that it does not. He noted that it can't. Mr. Wolfe questioned if the Heroes Grove Organization, which is a 501-C3, could provide an indemnification. Mr. Stine noted that the Township does not have the legislative authority from the Commonwealth of Pennsylvania to be able to do that. He noted that the political subdivision tort claims act give this municipality immunity in a number of areas. He noted that there are only a handful of exceptions to that immunity and the Township's immunity could not be waived. He noted that the Township cannot cover anyone else's liability as it would be waiving its immunity. Mr. Wolfe questioned if the Heroes Grove Committee could do that. Mr. Stine answered because they are a separate organization, they could get insurance for that.

Mr. Hornung questioned if it would be beneficial for the Board to provide a letter to stating that the Township supports the project. Mrs. Hunter noted that the agreement is between the Township and Cedar Trust Reality Company, so obviously the Township supports it because it is entering into the agreement with them.

Mrs. Lindsey noted if Heroes Grove wrote the letter stating that the Township was in favor of it but that Heroes Grove would have to write the insurance for it, do you think that would help. Mr. Hawk noted that it is a possibility but you don't know how much of the parking that we would use based upon the activity. Mrs. Hunter suggested that it is not an issue of not having enough parking spaces, as they are not used for the shopping center but it is an issue of entering into an agreement and liability. She noted that she will look into Heroes Grove providing indemnity. Mr. Hawk noted that the Board is in support of what you are doing. Mrs. Lindsey noted that the Board would be in support of Heroes Grove getting the insurance.

Mr. Hornung questioned if it would help if a Supervisor went with Mrs. Hunter when she meets with Cedar Trust Reality. Mrs. Hunter explained that she talks to the people on the phone and they have a legal department that the representative sends the paperwork to. She noted that she needs to continue to work on getting the agreement.

Mr. Hornung questioned if there are any other options to provide parking other than that. Mr. Wolfe noted that the option would be for the Township to provide parking on the Santana ball field and relocate the ball field. Mr. Seeds suggested that we could try to buy that parking area but all these things cost money. Mr. Wolfe stated that he did not think that would be viable as the Colonial Commons built the parking to comply with municipal ordinances and they would not want to give up parking to become a non-conforming use. He noted that we have activities going into the Colonial Commons that are using their parking calculation to ensure there is overall parking within the development to allow for new uses.

Mr. Seeds noted that the Board could remove number four from the agreement but he would want Mrs. Hunter to discuss the liability issue with the Heroes Grove Committee. Mrs. Hunter noted that developers do not build extra parking spaces so the spaces are needed for the shopping center. She thanked the Board for its time.

Presentation regarding a proposal to rezone
6200 Jonestown Road from CN to R-2 or R-3

Mr. Wolfe noted that there is a proposal to rezone a parcel of land, 6200 Jonestown Road from Commercial Neighborhood (CN) to R-2 or R-3. He noted that John Snyder from RGS is present to discuss the proposal.

Mr. John Snyder explained that he was instructed to discuss the land across from Nyes Road and the School with the Board. He noted that he looked at allowed uses for CN and with the existing roadway, Knisley Street, around the property and the main entrance coming out onto Jonestown Road across from Nyes Road it would become a four-way intersection. He noted that a commercial office needs two points of access and bringing non-residential traffic on Knisley Street would not be a good idea. He noted that he started to look at what was adjacent to the property he found a residential neighborhood that dead ends on Knisley Street to the property. He questioned if it makes sense to have a residential community on this property. He explained that he wanted to get the Boards opinion for what would make sense for the development of this land as it does not make sense to put in offices surrounded by a residential mix.

Mrs. Lindsey questioned if you are looking at apartments or townhouses. Mr. Snyder answered that he was considering apartments, townhouses, duplexes and maybe single-family homes. He noted that the frontage along Jonestown Road is commercial and it would blend in with the additional five acres, as the property is only 7.4 acres. He questioned what makes sense for the rear of the property.

Mrs. Lindsey questioned Mr. Snyder if he had talked to the residents on Knisley Street. Mr. Snyder answered that he did not. He noted if we build something that will bring traffic down their road, they will not be happy with it. Mrs. Lindsey noted that it is not a very wide road. Mr. Snyder answered that it is not and it should be extended for emergency services for anything that he would build to come out to Nyes Road.

Mr. Seeds noted that the entire block is CN. Mr. Snyder answered that was correct. Mr. Seeds noted that you are looking for direction from this Board but he would need to go before the Planning Commission and he should meet with the residents as he does not know if the CN is proper for that location; however if the Board made this change, it could be considered spot zoning, having a small area as R-2 within the CN District. He noted that you need to talk to residents and the Planning Commission. He noted that it would affect the residents on both sides

and some commercial. Mr. Hawk agreed that you need to talk to the residents noting that the request is for R-2 or R-3, with the R-3 providing more flexibility.

Mrs. Lindsey questioned if there are wetlands on the property. Mr. Snyder pointed out that there are but he would stay out of that area. He noted that the back part of the property does not speak to commercial development, more of a transition zone. He noted that is what he wanted to get the Board's opinion on but he would proceed to go before the Planning Commission to seek their opinions as well.

Mrs. Lindsey questioned if Mr. Snyder considered townhouses or apartments, and how many were you looking at. Mr. Snyder answered that he did not attempt to lie anything out yet. He noted that he is hearing that the Board does not want apartments but he could live with townhouses or duplexes providing somewhere for him to start.

Mr. Seeds noted that you need to talk to the residents and he would like to hear from them as it would affect a lot of people. Mr. Hawk noted to the east of Nyes Road you have a therapy office and to the west the Montessori School and several other offices. He noted that it is not dense but a single family area and you will get some comments. He noted once you put pencil to paper and show a plan; that is where the rubber meets the road.

Mr. Hornung noted that he would encourage Mr. Snyder to do a very cheap plan showing how many and what kind of houses he plans, as the Board does much better with pictures and he noted that all of a sudden he is looking to build 30 or 50 homes. He noted that we need a feel of what you are planning to do. He explained not to spend a lot of money but once you get it narrowed down, then you can go back to the engineer to come up with a more complete plan. He suggested that he would want the front property to be commercial and along Knisley Street with some type of residential, not being too fond of apartments, but he is always looking for housing that a young person could afford to buy. He noted that young people cannot afford to buy a home in the Township unless it is all beat up and in need of rehabilitation. He noted that many young people don't have the capability to fix up homes, so if you could build a house in the \$170,000 range he would be more excited about the project. He noted that we have a need to provide for our kids and grandkids to be able to buy a home in the Township, noting that it is so nice a place to live, that it is very difficult for a young person to buy a home in the Township.

Mr. Seeds noted that he is not sure he would want R-3 but noted that there are other issues that go along with development such as the infrastructure and traffic issues.

Presentation regarding the Friendship Center
Operating Board's Priority Project Process

Mr. Wolfe noted that the Board, along with staff and the Friendship Center Operating Board (FCOB), during the budget deliberations at the end of 2013, looked specifically at the operations of the Friendship Center (FC) knowing that currently the FC is not meeting the financial expectations of the Board. He noted that it has been an ongoing process for close to two years involving many meetings that have focused on what can be done at the FC to enhance the ability to generate more revenues. He noted that staff has brainstormed ideas and put together a discussion for the Board of Supervisors and it was narrowed down to more specific projects as a consultant was hired to determine the revenue generation expectation for each of the projects and as part of the budget process, this past fall the FCOB made a specific recommendation to undertake these projects.

Mr. Wolfe noted that the Priority Projects the FCOB has recommended are: on-line registration; expanded and adjusted operating hours, tiered memberships, and building renovations in the social hall/lobby and classrooms. He noted that the specific project activities are not new to the Board as they have been discussed and revenues have been projected out for five-year period. He noted that it has been found if they are implemented they may well provide the economic success that the Board is looking for the FC.

Mr. Wolfe noted in undertaking these four tasks, the FCOB has determined that it will provide a project statement for each project; it will balance the implementation schedules of projects based upon particular project needs as identified in project statements and will identify the specific involvement of the Board of Supervisors.

Mr. Wolfe noted that the FCOB project statements will include: project goals and objectives; project scope, project timeline, estimate of project cost, source of project funds, method to obtain participant input regarding project particulars, professional resources needed for the project, project manager and/or project team, and method to measure project success.

Mr. Wolfe noted that a project statement sample has been prepared for the on-line registration project. He noted that this is primarily a staff responsibility. He noted that the threefold goal is to provide improved customer service and security through an on-line program registration service, to enhance program and membership revenues, and to reduce staff time dedicated to the registration process. He explained the people show up in the wee hours of the morning to register for their favorite classes as opposed to having the ability to register on-line.

Mr. Wolfe noted that the objective and schedule extend from January 2014 until August 2014. He noted that it begins with reviewing software requirements, obtaining necessary hardware upgrades and reviewing and executing the Active Network contract to include action by the Board of Supervisors. He noted that currently the FC uses Active Network provides the program registration software and it needs to purchase an on-line registration component for the software. He noted in February the hardware and software will be installed followed in March by staff training prior to going live using a paperless credit card process. He noted in April the initial registration trial period will take place and in May they will review and execute the on-line registration contract. He noted in June and July the on-line registration software will be installed, staff will be trained, and in August it will go live and be fully operational.

Mr. Wolfe noted that the cost for the credit card live system is \$5,300 plus hardware upgrades, and the on-line registration is \$20,000. He noted that the source of funds for the project would be fundraising through the Community Engagement Committee, Friendship Center Operating Fund and the Township General Fund. He noted that the professional resources will be Active Network and Appalachia Technologies, and the project manager will be the Director of Parks and Recreation with the project team being FC staff.

Mr. Wolfe noted that the project success will be measured comparing before and after conditions through; a customer satisfaction survey, program/membership participation statistics, revenue generation, and actual staff hours required in the registration process.

Mr. Wolfe noted that he provided this as an example for the simplest example to put together. He noted that the other three projects will take much more detailed project statements with the actual decision to be made by the Board. He noted, for example, he is not sure if there is agreement for the renovations to the social hall and what it will entail. He noted that the FCOB plans to involve the Board at each and every crucial junction.

Mr. Hornung noted that he was surprised that the FCOB was not present at the meeting. Mr. Wolfe noted that they could have been here, but he did not think it was necessary at this point. He noted that they will be meeting with the Board for each of the four project statements in final form. He noted that he hopes to have all four statements within the next four weeks and they will meet individually with the Board for each project statement. He noted that he was sharing the process with the Board this evening.

Mr. Hornung noted that he had a potential member show up at the store one day and was very upset because his son was being deployed to Iraq as a member of a Navy Seal team and

wanted to train at the FC. He noted that it was his expectation that he would get a military discount but we don't have one. He questioned if the FCOB is looking into creating one. Mr. Wolfe noted that one could be established and it may be a good thing to do. He noted the only discounted membership is a Township resident versus a non-resident or a corporate membership. Mr. Hornung noted that he would recommend a military membership.

Mrs. Lindsey questioned if the on-line membership starts the same day as the normal registration or will they be able to register prior to that date. Mr. Wolfe answered that he did not know but he will get that information. Mrs. Lindsey wanted to ensure that the classes do not fill up with on-line registrations and those who don't have computers who come in to register in person find that the classes are filled. Mr. Wolfe noted that typically what is done in these types of programs for 100 slots in a class, there would be 70 designated for on-line and 30 for in-person or phone call registration.

Mr. Wolfe noted that the on-line registration program that we are talking about is one that is already operational, an available component of the existing software. He noted we have been penny wise and pound foolish in the hardware and software needs and we probably should have opened up the pocket book a few years ago to roll out the on-line registration. He noted that the FC is behind the times with business needs.

Mr. Seeds questioned if the live credit card is part of the on-line service. He questioned if a person can register with a credit card now. Mr. Wolfe answered that we can take credit cards but it is a far more simplified process than what we currently have. He noted that we have no way to take credit cards through an on-line registration portal at this time. Mr. Seeds questioned if the \$20,000 is for all of it. Mr. Wolfe answered yes. Mr. Seeds noted that we are looking at total spending of \$25,000. He noted that someone could register in the middle of the night for a class. Mr. Wolfe answered yes. Mr. Seeds questioned if they could pay their membership fees. Mr. Wolfe noted that the FCOB asked the same question but he has not gotten an answer back from Mr. Luetchford as he was checking with the software company. He noted that it would be beneficial to have this software portal register for the program participants.

Mr. Seeds questioned if the FCOB would need formal approval from the Board for this project to move ahead. Mr. Wolfe answered that formal approval would be needed for the execution of contracts and identification of the resource for funds. He noted that it is just informational at this point.

Review of amendments to the Dauphin County Act 167
Plan and their effect on the Township's Stormwater Management Plan

Mr. Wolfe noted that the Township has made several attempts to comply with amendments to the Dauphin County Act 167 Stormwater Management Plan process. He noted the process has required municipalities in Dauphin County and other counties to require stormwater management plans for developments that provide increased impervious cover of 1,000 square feet from what they currently have in place. He noted that anyone who builds a new swimming pool in the Township is required to have a stormwater management plan prepared and accompanying the plan there needs to be a maintenance provision, a recording at the court house, a financial security posted for guarantee that the stormwater facility will be properly installed and the plan itself has to be prepared by a registered engineer. He noted it has greatly increased the cost of development and installation of swimming pools in the Township. He noted that it is mandated for Dauphin County municipalities and in rolling out the Act 167 Plan document, the Township was required to adopt the chart that you have before you this evening. He noted that it indicates that less than 1,000 square feet of impervious cover, no action is required, although compliance with the regulations is still needed. He noted for developments from 1,000 to 5,000 square feet, a stormwater site management plan, report, and volume controls are required. He noted that bonding is required and an easement has to be recorded in the courthouse. He noted that anything in excess of 5,000 square feet must have rate and volume controls, stormwater management site plan, report and recorded drawings.

Mr. Wolfe noted the amendments proposed and approved by Dauphin County and Department of Environmental Protection (DEP) provide this Board and all others with two options. He noted that option two is a recently proposed amendment intended to provide relief from the requirements of the ordinance in situations where there is sufficient pervious area surrounding the new impervious area to satisfactorily handle the resulting increased volume of runoff generated from the new impervious area. He noted that this option may be best suited for more rural municipalities. He noted if you have a very large undeveloped lot with a small house and you add additional square footage you may not have to comply with the requirements set forth in the chart if the Board adopts this option. He noted that if you go to your packet for option one there is a table that provides minimum separation distances and if you meet these minimum separation distances as well as other standard requirements you can forego a stormwater management plan. He noted if you are adding a swimming pool with 1,000 square

feet of additional impervious coverage and you have minimum separation distances from your discharge of 100 feet with no roof drain or 150 feet with a roof drain you don't need to have a stormwater management plan. He noted in Lower Paxton Township, if you are building a swimming pool, the possibility of most single-family residential lots having a minimum separation distance of 100 feet or 150 feet from the point of discharge to the nearest property line is nearly impossible. He noted that our lots tend to be $\frac{1}{4}$ acre to $\frac{1}{2}$ acre in size in most instances. He noted that having one 100 or 150 linear feet distance from discharge on all points of discharge is virtually impossible. He noted in a more rural community where you are talking about a five acre lot with one house that has several hundred feet between the house and any adjoining property line or street, it becomes very easy to meet the minimum separation distance requirement. He noted that is why they say that this option might be better for a more rural municipality.

Mr. Wolfe noted that the statement for option number three is a hybrid for options one and two and is primarily based on option two but includes elements of option one as an additional exemption where the requirements of option two can't be met. He noted in his reading of option three, it has taken option one and option two and put them together. He noted if you look at the chart for option two you see criteria requirements for 501 to 1,000 square feet and 251 to 500 square feet and 0 to 250 square feet. He noted if you were doing 250 square feet of new impervious coverage and only had 24 feet of separation distance you would be required under this option to do a stormwater management plan. He noted under the rules as they exist in the Township now, you wouldn't kick in with that scenario until you hit the 1,000 square foot threshold. He noted as a result option three marries option one and two to give you the benefit of both ones. He noted that he is presenting this to the Board knowing that it is very confusing and may not have much applicability to the Township, although at some point in time, this Board will be required to make a decision. He noted that it could be to do nothing which means that option one, the current regulations remain in effect. He stated that he would not recommend selecting option two as it is not appropriate for the Township. He noted that you could choose to implement option number three as it may provide some relief to some development but it may also kick in the regulations earlier for others. He noted that the Board is required to make this decision by May 22, 2014 of this year. He noted if the Board does not make the decision the current regulation will stay in effect noting that no action is deemed as complying with option one.

Mr. Hawk questioned if keeping option one is Mr. Wolfe's recommendation. Mr. Wolfe answered that he is not recommending that. He noted that he sees no difficulty in keeping option one but when the Act 167 requirements first came into play rural municipalities had significant difficulties with the person who had ten acres and was building a swimming pool and had to do storm water management for an additional 1,000 square feet of impervious area when all around the property the land was grass. He noted that we are a little different as doing a swimming pool in many cases, the additional impervious coverage runs onto the abutting property owner if it is not part of a storm water management plan, which is why the regulations are in effect. He noted that personally he agrees with the concept but he finds the process to be onerous and expensive and that is the problem that we have at staff level trying to convince property owners that you have to do this. He noted that we didn't develop these regulations but we are required to adopt them into the books.

Mr. Seeds noted that he did not see much difference between table one, table two or table three. Mr. Wolfe noted that it took him the longest time to figure this out. He noted that the minimum separation table is the same table. He noted what it is saying is that option two applies only table one but in option three you apply the minimum separation distance or the table that we currently have in place which is table two. He noted that option two states that you only take the minimum separation distance and negate that table. He noted that option three is a hybrid that marries the two benefiting some and having a negative effect on others.

Mr. Seeds questioned Mr. Wolfe if there was a difference between one and three. Mr. Wolfe noted that there is no difference. Mr. Seeds questioned if option two would help someone who owned ten acres who may want to put a pool in with an adjoining patio that is more than 1,000 square feet. Mr. Wolfe noted that it would help those people but it would be to a detriment to anyone who does not have a large lot.

Mr. Hornung questioned if the Board could adopt both, one for those with large lots and one for the smaller size lots. Mr. Seed questioned if we could adopt option one and two by taking option three. Mr. Wolfe noted that it takes what we currently have and adds in the minimum separation distance but you must understand that you are applying both sets of regulations. Mr. Seeds suggested if we took option three someone could only use option two and maybe in the case of a large parcel they would not have to do a stormwater management plan since they have enough separation distance. Mr. Wolfe noted that he would have to clarify that question. Mr. Seeds noted if someone is sitting on ten acres and he has to put in a stormwater

management plan, it is silly. Mr. Wolfe noted that he will get a clarification on that. He noted that he needs to find out if you chose option three do you have to comply with both tables or can you pick which works best for the property owner.

Mrs. Lindsey questioned if the Township has any applicants in the last year for a pool. Mr. Wolfe answered yes; we have had a significant amount of stormwater management permit applications to the point where we have had to develop a new permitting process for this. He noted if you are in a development that has an existing National Pollutant Discharge for Erosion and Sedimentation (NPDES) Permit that is exiting and valid you probably do not have to have a stormwater management plan for an additional pervious coverage if the additional pervious coverage is covered by the NPDES permit which you have to confirm. He noted that any development in the Township over 1,000 square feet needs a stormwater management plan. He noted when you do an infill lot and you want to build a house, most new home construction is going to have 1,500 square feet for the house and another 500 square feet for the driveway so you would have to do a stormwater management plan. He noted a large deck or porch or patio and outbuildings are sometimes in excess of 1,000 square feet but primarily where this is the biggest draw is for people putting in a swimming pool. He noted if you add a pool and deck the area around the swimming pool it is very difficult to stay within 1,000 square feet. He noted that he has seen a lot of permit application where they used to be 1,100 or 1,300 square feet and they are now at 999 square feet. He noted that people have learned to work around the system but you can only downsize so much. He noted that it is a point of contention.

Mr. Wolfe noted that he will get the information for the Board and if it decides it wants to modify the ordinance, we have until May 22, 2014 to act on an ordinance after it is duly organized. Mr. Seeds noted that Dauphin County is recommending to stay with option one. Mr. Hornung noted that it looks like we can take option three for an exemption if the criteria can't be met on the other chart. He noted that we need more information to make a decision. Mr. Seeds noted that it would be nice if we could give people more options than we have now.

Mr. Wolfe noted if the Board can take one chart or the other that is what the Board wants to do and it should adopt the amendment.

Resolution 14-04; Authorizing an increase in the number
of members on the Lower Paxton Township Authority

Mr. Stine noted that this resolution would authorize the Township Authority to increase the number of members from five to seven and to also file the articles of incorporation for the

articles of amendment with the corporation bureau to allow that to occur. He noted that this carries out the first resolution the Board adopted earlier this evening as the Authority.

Mr. Hornung made a motion to adopt Resolution 14-04, authorizing an increase in the number of members on the Lower Paxton Township Authority to seven. Mrs. Lindsey seconded the motion. Mr. Hawk called for a voice vote and a unanimous vote followed.

Improvement Guarantee

Mr. Hawk noted that there were two Improvement Guarantees.

Bishop McDevitt High School

A reduction in a letter of credit with PNC Bank, in the amount of \$25,753.20, with an expiration date of September 10, 2014.

Tuscan Villas at the Estates of Forest Hills

A change in ownership to Sheely Homes, Inc and financial institution to Riverview Bank, (Formerly Integrity Bank), for a letter of credit in the amount of \$131,161.53, with an expiration date of January 14, 2015.

Mr. Seeds made a motion to approve the two improvement guarantees. Mr. Hornung seconded the motion. Mr. Hawk called for a voice vote and a unanimous vote followed.

Adjournment

Mr. Hornung made a motion to adjourn the meeting and the meeting adjourned at 7:50 p.m.

Respectfully submitted,

Maureen Heberle
Recording Secretary

Approved by,

William L. Hornung
Township Secretary